



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR JUNE 9, 2010

CITY of
BALTIMORE
MEMO



TO

DATE: June 18, 2010

Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Martin French, Melvin Hicks, Gary Letteron, and Ervin McDaniel for the Department of Planning;
- Mariam Agrama, John Igwe and Milan Rai for HCD Plans Examining;
- Kirkland Gabriel, Robert Ferguson and Scott Adams for the Department of Transportation;
- Stanford Leach for the Parking Authority; and
- James Carroll for the Department of Public Works.

Agenda

1. 1385 North Gilmor Street – New Song Square Addition (School)
2. Uplands PUD – Homeownership Section (revised plan)

1385 North Gilmor Street – New Song Square Addition (School)

Zoning: R-8

Plans Date: 4 June 2010

Block/Lot: 0034/043

Urban Renewal: None

Environmental: Baltimore City Green Building Standards

Historic: None

Total Site Area: ±0.276 Acres (±12,010.5 sqft)

Gross Square Footage: ±17,710

In addition to Committee Members and Planning staff, in attendance was:

- Kevin Walker, Phoenix Engineering;
- John Heinrichs, Phoenix Engineering;
- David Nesbit, Urban Services; and
- Bill Nitzel, SWB Architects, LLC.

Project Summary:

This is a proposed addition for the New Song Academy, and will provide additional classroom space, meeting rooms, recreation rooms, office space and storage. The new addition will be linked to the main school building on the north side of Presstman Street by an overhead pedestrian bridge. An existing four-story brick building that is now used for classroom space will be retained and renovated. The smallest building, now used for Kindergarten classes, will be demolished. The Kindergarten programming will be consolidated in the new addition.

Comments & Issues:

- Environmental/Landscaping:
 - A landscaping plan is required. Please label existing tree locations with symbols scaled to indicate average extent of the canopy. Label trees as retained or to be removed. Please contact Gary Letteron in the Office of Sustainability at 410-396-4369 for assistance.
 - Street trees are to be located in tree pits 5' by 10' in size. One existing oak tree in a tree pit will be retained.
 - Two trees need to be added on the North Gilmor Street side, and two on the south side of Presstman Street (for a total of four) to mimic the northern side of Presstman Street.
 - This building addition will trigger the Baltimore City Green Building Standards (BCGBS) requirements. The building intends to achieve a LEED Gold rating (and will include a green roof) which will exceed the BCGBS requirements.
- Parking/Traffic:
 - The pedestrian bridge will have a clearance of 17' over the surface of Presstman Street. Confirm that this clear height is sufficient for the Fire Department and for the Department of Transportation. Applicants have met with Paul Barnes to begin Franchise Agreement application process.
 - Contact the Parking Authority following construction to request a passenger loading zone (PLZ) as may be needed.

- A traffic impact study (TIS) is not anticipated for this project as the proposed addition is approximately 13,000 sqft, which is under the 15,000 sqft trigger point.
- No off-street parking is provided presently, and none will be added. While additional space is being added, the population of the school and faculty will not change, and so there is no expected increase in traffic or parking demand. The addition will allow Pre-K through 4th grades to consolidate into the new addition, and will allow for better use of the existing space by the 5th through 8th grades.
- Faculty members that drive to work now park on the street. Presstman Street alternates sides for parking daily to accommodate street sweeping operations.
- North Parrish Street is 20' in width, and is a dead end.
- Trash will be serviced from an internal trash room on the North Parrish Street side. Roll-out dumpsters will be used. Mechanical and electrical service will also be accessed in this same area.
- An existing bus stop on the southeastern corner of North Gilmor and Presstman Streets is expected to remain.
- Accessibility:
 - The proposed addition will be accessible for ADA purposes. The main entrance will be level at the sidewalk elevation, with paired double-doors, and will be depressed down to street elevation, for accessibility across Presstman Street to the main school building. The depressed curb will be protected by 6" bollards.
 - The addition will have an elevator, and so the proposed pedestrian bridge will also be accessible.
 - Ensure the proposed play lot is accessible. Add a hard path from the door to the play lot through the site.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - Contact the BMZA office 410-396-4301 to confirm fence heights, and/or to request an amended appeal as necessary.
- Plan Adjustments:
 - Homes on North Gilmor Street that have been demolished should have footprints removed from the plans.

Next Steps:

- Submit two complete paper sets of revised plans and one set in .pdf format for final approval and stamp.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Uplands PUD – Homeownership Section (revised plan)

Zoning: R-5 (PUD #144)

Plans Date: 4 June 2010

Block/Lot: Blocks 8030-F; 8030-G; 2550-A

Urban Renewal: Uplands URP

Environmental: Forest Conservation

Historic: None

Total Site Area: Phase I ownership ±10.2 Acres, Phase II ownership ±7.99 Acres

Gross Square Footage: TBD

In addition to Committee Members and Planning staff, in attendance was:

- Bill Monk, MRA;
- Clark Wagner, Bozzuto Homes
- Matt Bishop, MRA; and

Project Summary:

This is a revision to Phases I and II home ownership segments on the Master Plan sheet of this Planned Unit Development. The developer would like to modify some of the proposed unit layouts and siting, as well as some parking details. The unit type mix will be slightly changed as well. This is a concept review, since the specific details of the homes will need further review at the time of Final Design Review.

Comments & Issues:

- Grades were the primary reason for these adjustments, as the higher grades in the rears of some homes were higher than in the front. This would result in the garage landing in the first floor's kitchen, versus on the ground floor/basement.
- Continue meeting with Anthony Cataldo in Planning as needed.
- UDARP approval for the changes will be required.
- Planning Commission approval for the Minor Amendment and Final Design Approval will be required.

Next Steps:

- The plan is approved in concept.
- Continue with required UDARP and Planning Commission reviews.

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- All approved final site plans must be stamped.